

**SECTION NINE**  
**RENTALS & LEASES**

EFFECTIVE OCTOBER 1, 2007

FMC SUBRULE: 34-E01

FOR EXPLANATION OF SYMBOLS, SEE PAGE 0-A (AFTER TITLE PAGE)

The kiosk/booth structure shall be leased on a non-exclusive basis using Port standard form leases incorporating the rental fee requirements set forth in this item. The tenant shall provide its own kiosk/booth and associated equipment and shall move, store, and/or relocate the kiosk/booth as needed at the tenant's sole cost and expense. No more than one semi-permanent kiosk/booth shall be allowed per Tour Operator per cruise terminal. The size, design, and location of all kiosks/booths potentially authorized under this Item shall be subject to prior written approval of the Port Director (or his designee) at the Port Director's sole discretion. The Tour Operator must have a Tour Operator Agreement or Shore Excursion Agreement with a PortMiami Cruise Line partner in order to place a sales kiosk/booth at a Port terminal facility.

The Tour Operator, upon prior notice from PortMiami, shall allow inspections and audits by the County, through its employees and/or representatives, of all records and books of account, including such records as may be requested or required by the County, which records shall be maintained by the tour operator, including, without limitation, records reflecting payments made by such tour operator to each individual cruise line and any records needed to calculate or verify the operator's net and/or gross revenues. The Tour Operator shall make all the records, books of account, and other documentation available at a local location designated by the Port.

Such Port kiosk/booth leases issued under this Item, whether annual or month-to-month, do not provide for electricity, water, sewer, phone or internet service, landscaping, maintenance, housekeeping, fencing, security, paving, asphalt repairs, or other repairs. All such services, utilities, maintenance, and repairs shall be the sole responsibility of the tenant at the tenant's expense.

**Warehouse Space**

.....\$ 5.00 – 11.00\* per square foot per year which does not include air conditioning, lights, electricity, or janitorial services. Either five year lease, annual lease or month-to-month rental.

Exact rate shall be determined by the Port Director based on criteria including, but not limited to, access to street, location, condition of area, and other revenue contributions to the Port by lessee from any other Port operations.

\*Any related rate adjustment as determined by the Port Director will be in addition to rental charges.

RENTAL OF  
SPACE

602